073.0	0001	0025.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,000 / 922,000
					USE VALUE:	922,000 / 922,000
					ASSESSED:	922,000 / 922,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KLEEMAN BARBARA E/ TRUSTEE
Owner 2:	BARBARA E KLEEMAN TRUST
Owner 3:	
Street 1:	34 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KLEEMAN BARBARA E -
Owner 2:	-
Street 1:	34 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .236 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Clapboard Exterior and 2370 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10260.000	438,000		484,000	922,000
Total Card	0.236	438,000		484,000	922,000
Total Parcel	0.236	438,000		484,000	922,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.03 | /Parcel: 389.03

Legal Description

User Acct 46177

GIS Ref

GIS Ref

Insp Date 12/15/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 073.0-0001-0025.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	438,000	0	10,260.	484,000	922,000		Year end	12/23/2021
2021	101	FV	424,600	0	10,260.	484,000	908,600		Year End Roll	12/10/2020
2020	101	FV	424,600	0	10,260.	484,000	908,600	908,600	Year End Roll	12/18/2019
2019	101	FV	318,600	0	10,260.	449,400	768,000	768,000	Year End Roll	1/3/2019
2018	101	FV	318,600	0	10,260.	449,400	768,000	768,000	Year End Roll	12/20/2017
2017	101	FV	318,600	0	10,260.	394,100	712,700	712,700	Year End Roll	1/3/2017
2016	101	FV	318,600	0	10,260.	359,500	678,100	678,100	Year End	1/4/2016
2015	101	FV	310,800	0	10,260.	318,000	628,800	628,800	Year End Roll	12/11/2014

!6141!

PRINT

Date	Time
12/30/21	03:23:27

LAST REV

Date	Time
05/08/20	11:16:01
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6141

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KLEEMAN BARBARA	74442-68		4/9/2020	Convenience	1	No	No		
ARONSON CARL H	47204-497		3/31/2006		758,000	No	No		Margaret Metzger d.o.d. 6/1/2013. Spouse requ
	12277-580		8/30/1972		36,000	No	No		N

USER DEFINED

Prior Id # 1:	46177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2015	323	Re-Roof	14,000					Strip and re-roof.
8/31/2012	1098	Manual	2,077					AIR SEALING & INSU

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2015	Permit Insp	PC	PHIL C
12/15/2008	Meas/Inspect	294	PATRIOT
11/12/1999	Inspected	256	PATRIOT
10/12/1999	Mailer Sent		
10/12/1999	Measured	243	PATRIOT
7/1/1988		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10260		Sq. Ft.	Site		0	70.	0.67	12			Topo	-5					483,989						484,000	

Total AC/HA:	0.23554	Total SF/SM:	10260	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	483,989	Spl Credit		Total:	484,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.09303796
Const Adj.:	0.99989998
Adj $ / SQ:	142.081
Other Features:	92750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	538023
Depreciation:	100072
Depreciated Total:	437950

COMMENTS

OF=BMT SINK/1987 2ND STORY ADDED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB					

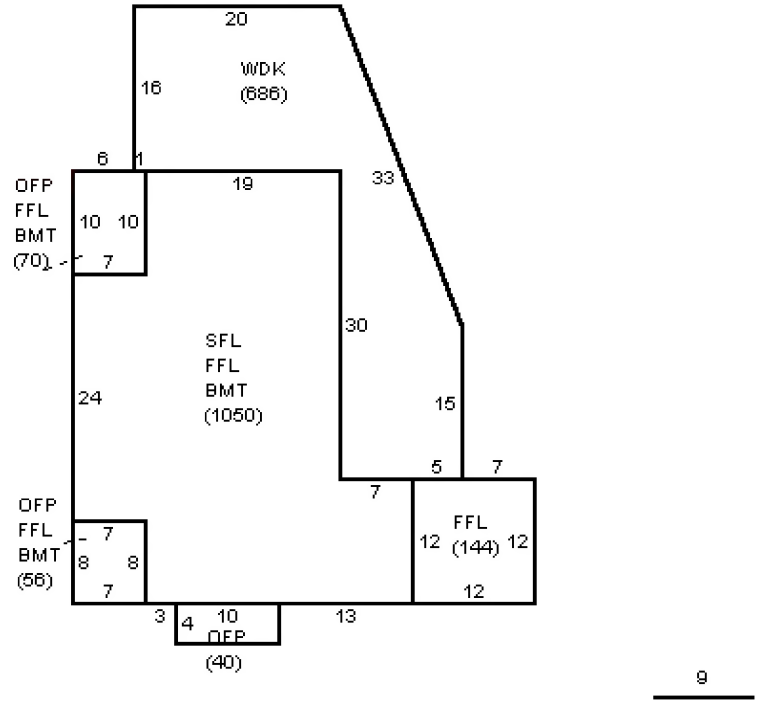
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.29
Special Features:	0	Val/Su Net:	99.59
Final Total:	438000	Val/Su SzAd	184.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,320	142.080	187,547
BMT	Basement	1,176	42.620	50,126
SFL	Second Floor	1,050	142.080	149,185
WDK	Deck	686	7.460	5,115
OFP	Open Porch	166	26.440	4,389
	Net Sketched Area:	4,398	Total:	396,362
Size Ad	2370	Gross Area	4398	FinArea 2370

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0001-0025.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc